

26440 SOUTHPOINT ROAD
PERRYSBURG, OHIO 43551

INDUSTRIAL BUILDING FOR SALE
19,500 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

| | |
|-----------------------|------------------------------|
| Sale Price: | \$1,200,000 |
| Building Size: | 19,500 square feet |
| Number of Stories: | One |
| Year Constructed: | 1994 & 1998 |
| Condition: | Excellent |
| Acreage: | 2.24 acres |
| Land Dimensions: | 200'x483'± |
| Closest Cross Street: | Eckel Junction Road |
| County: | Wood |
| Zoning: | PBP – Planned Business Park |
| Parking: | Previously 31 striped spaces |
| Curb Cuts: | One |
| Street: | 2 lane, 2 way |



For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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26440 Southpoint Road, Perrysburg, OH 43551

Industrial Building For Sale

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AVAILABLE

BUILDING SPECIFICATIONS

| | |
|--------------------|---|
| Office Space: | Approx. 4,400 sf |
| Shop Space: | Approx. 15,100 sf |
| Exterior Walls: | Decorative block |
| Structural System: | Steel joist |
| Roof: | Rubber |
| Floors/Coverings: | 6" concrete |
| Ceiling Height: | 16' – 18' |
| Basement: | No |
| Heating: | 2 gas air rotation furnaces in warehouse, HVAC in office |
| Air Conditioning: | Central |
| Power: | 400a/208v/3-phase/4-wire |
| Security System: | Yes |
| Restrooms: | Three |
| Overhead Door: | One - 10'x14' |
| Truck Well/Dock: | 7 in rear section, 8 in middle section. Dock doors are 8'x10' and 2 are standard height |
| Sprinklers: | Mechanical room only |
| Signage: | 2 illuminated signs above front entry door |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | Yes – trench drain in drive-in bay |

Comments:

- Separate hot water heater for rear section plumbing.
- Computer room with enhanced A/C.
- Mechanical room with janitor sink.
- Irrigation.
- Plan does not reflect the showroom/office expansion. Significant remodeling was done in 2008 when Wimsatt purchased the building from Keystone Automotive.
- Side parking lot was expanded in the rear and completely fenced. Block heater outlets were removed.
- Storage yard parking has deferred maintenance.

BUILDING INFORMATION

| | |
|-------------------|-----------------------|
| Current Occupant: | Wimsatt |
| Occupancy Date: | April/May 2021 |
| Sign on Property: | No |
| Key Available: | Appointment necessary |

UTILITIES

| | |
|-----------------|--------------------|
| Electric: | Toledo Edison |
| Gas: | Columbia Gas |
| Water: | City of Perrysburg |
| Sanitary Sewer: | City of Perrysburg |
| Storm Sewer: | City of Perrysburg |

2020 REAL ESTATE TAXES

| | |
|---------------------|----------------------|
| Parcel: | Q61-400-180000063002 |
| Total Taxes: | \$23,336.16 |
| Land valuation: | \$168,000 |
| Building valuation: | \$692,700 |
| Total valuation: | \$860,700 |

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Warehouse



Former open office space now used
for warehouse



Storage room



Storage area



Drive in area



Breakroom



Current showroom



Current showroom



Eastern elevation



Western elevation



Entry

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Pre-Wimsatt images



Front office



Front office



Call center



Mechanical room



Mechanical room



Mechanical room



Mechanical room



Mid section



Mid section

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Pre-Wimsatt images



Mid section office



Mid section drive-in bay



Mid section



2 standard docks & drive-in



Fire Door Passageway



Rear section restroom



Rear section



Rear section



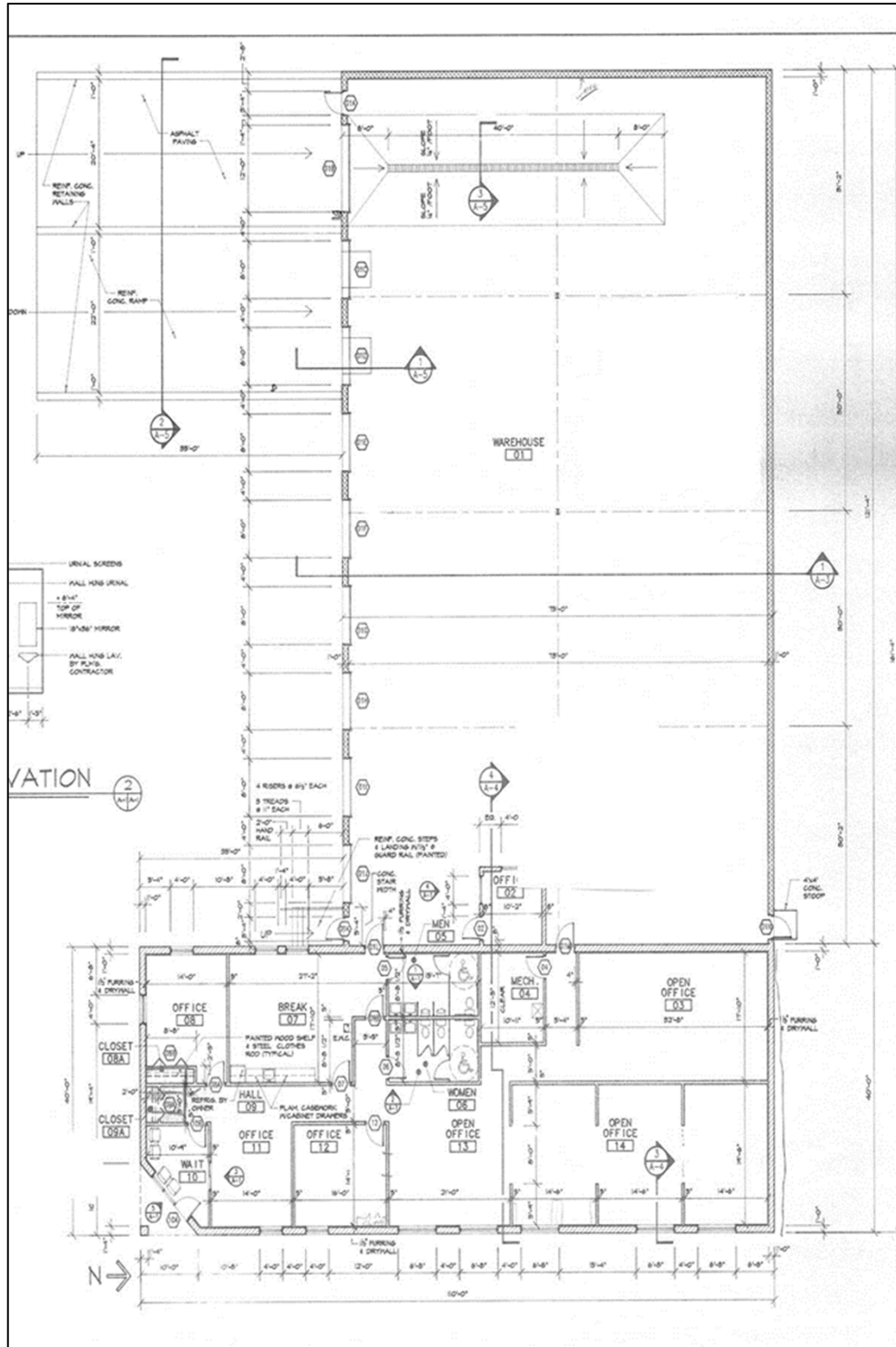
Block heater island

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Floor plan prior to 1998 addition



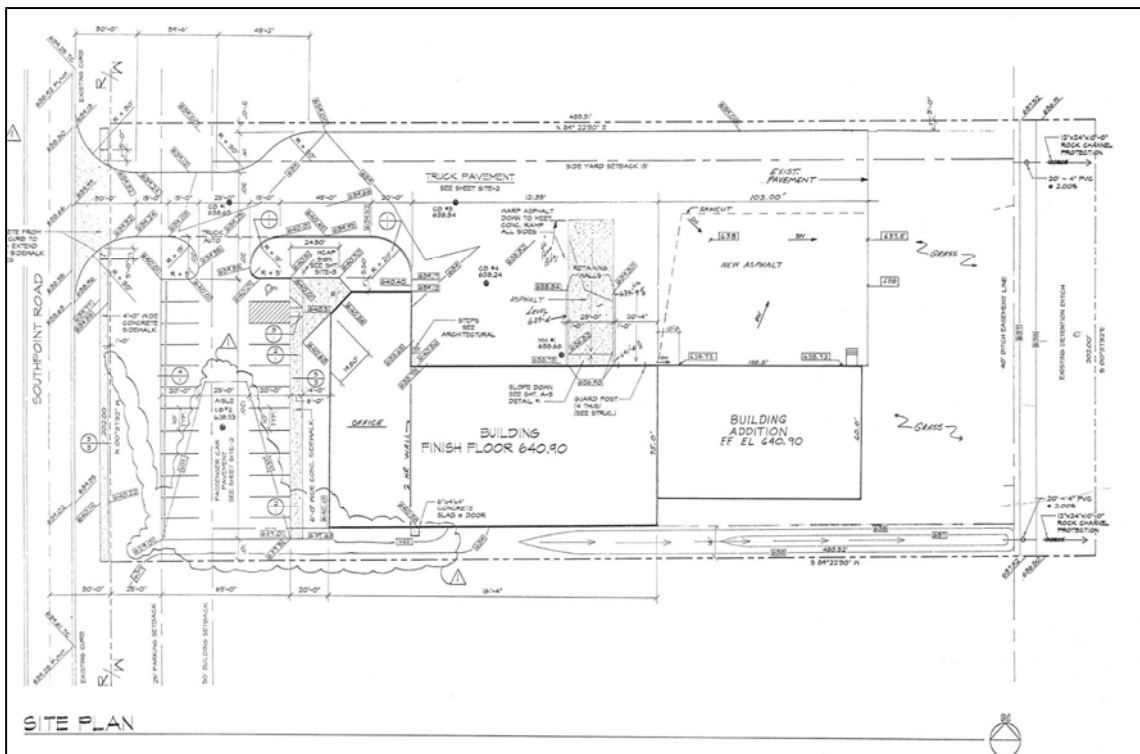
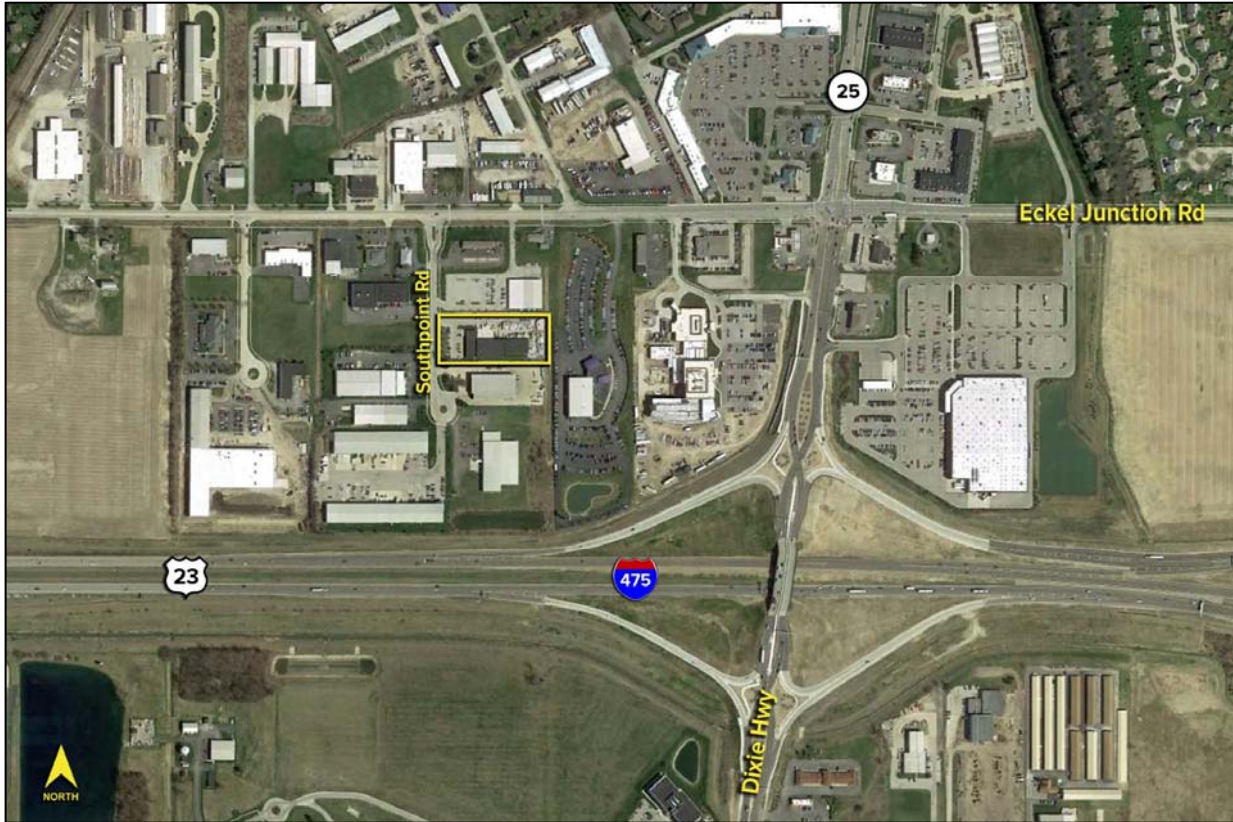
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